

The Town of Kingston Springs City Commission Meeting

- 1 **Mayor Corlew called the February 21, 2008 Kingston Springs City Commission meeting to order at 7:00 p.m.**

- 2 **Swearing in of the New commissioners:**
City Attorney, Larry Craig stated that the city recorder had the certified election results on hand. He then swore in the new city commissioners, Craig Kitch, John McLeroy and Jim Schippers.

- 3 **Election of the Mayor:**
Mayor Corlew turned the meeting over to City Manager, Laurie Cooper.

Mrs. Cooper called for nominations for Mayor.
Commissioner Lorenz nominated Gary Corlew
Commissioner Kitch nominated John McLeroy

There were no more nominations and a roll call vote was taken by the city recorder.

Corlew voted for Corlew
Kitch voted for McLeroy
Lorenz voted for Corlew
McLeroy voted for McLeroy
Schippers voted for McLeroy

There were (3) votes for McLeroy and (2) votes for Corlew. John McLeroy was elected Mayor.

Mayor McLeroy thanked Commissioner Corlew for his past (2) years of service as Mayor and for his time to the city.

- 4 **Election of Vice-Mayor**
Mayor McLeroy called for nominations for Vice-Mayor.
Commissioner Kitch nominated Pam Lorenz

Commissioner Schippers moved to accept by acclamation.

All commissioners were in favor and Commissioner Lorenz was elected Vice-Mayor.

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Roll Call:

Laurie Cooper	Present
Gary Corlew	Present
Larry Craig	Present
Debbie Finch	Present
Craig Kitch	Present
Pam Lorenz	Present
John McLeroy	Present
Jim Schippers	Present

6 Motion to recess for the Beer Board Meeting:

Commissioner Kitch

Second:

Commissioner Schippers

Discussion:

None

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

Mayor McLeroy called the City Commission meeting back into order at 7:12 pm and declared there was a quorum.

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7 Appointment of members to the Planning Commission by the Mayor.

Motion to defer until the March meeting:

Commissioner Lorenz

Second:

Commissioner Kitch

Discussion:

Commissioner Schippers asked if it was necessary that the new appointments live in the city limits.

Mrs. Cooper stated that the Planning Commission does have seats that are filled from outside of the city limits but those seats are not vacant. The seats to be filled must be filled by a city resident. She also stated that she does have some citizens that are interested in serving.

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

8 The City Commission minutes for the January 17, 2008 meeting have been circulated.

Corrections to the minutes:

None

Motion to Approve:

Commissioner Lorenz

Second:

Commissioner Kitch

Discussion:

None

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

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The motion passed / failed:

Passed

9 Commissioners announcements:

Commissioner Lorenz thanked Richard Swafford for his service these past four years.

Mayor McLeroy thanked the public for being here.

Commissioner Corlew stated that the election of the Mayor was just done for show. He stated that John McLeroy came to his house and told him that the (3) new commissioners had gotten together and decided prior to the meeting on who they were going to elect. He also stated that one of the downtown business owners had stated that he was going to own this town. Commissioner Schippers suggested that they thank the previous commission with certificates.

10 Community Input:

Chuck Sleighter at 328 Harpeth View Trail congratulated the new commission and told them he was going to keep an eye on them. He asked them to reconsider the decision about the (4) way stop on Main Street at the Church of Christ.

Mike Mansey at 1414 CC Road (not in the city limits). He stated that the town was wasting money with their Septic Tank Pumping Contract. His company, Messco could offer some suggestions to help with the grease and odors. He offered to let the city try his product for a couple of months at no cost. Commissioner Schippers asked him how his product would save the town money. Mr. Mansey stated that the town was relying on the company that pumped the tanks to tell them when they need pumping. Mrs. Cooper told Mr. Mansey he was welcome to call city hall to set up an appointment to discuss his product.

Jim Schippers of 235 East Kingston Springs Road stated that he was a candidate for the city commission. He would appreciate the support of the council and city and that he hoped that those board members cycling off would continue to give their input.

Billy Holliman with Bull Market Properties at 385 South Main, stated that he was in favor of the (4) way stop on Main Street at the Church of Christ and did not want it to be reconsidered.

11 The department reports were circulated:

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Motion to approve as circulated:

Commissioner Lorenz

Second:

Commissioner Kitch

Discussion:

Mrs. Cooper stated that the department reports had been circulated in the commissioner packets. She also stated that staff was present if they had any questions.

Mrs. Cooper explained I & I to the public at Mayor McLeroy's request. She also explained that the sewer can accommodate at least (200) more homes and that the towns license can be added too.

Mayor McLeroy stated that the police report showed no walk through at the schools. He asked if any had been done. Chief Ivey stated that he had personally been in the school several times. He did not know why the report did not show the walk through, but he would check into it.

Commissioner Schippers stated that he had placed a notepad at the entrance of the building for anyone that would like to be added to the email list.

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

The motion passed.

12 Approval to Surplus Property:

Mrs. Cooper stated that the park department needed to surplus (1) Gopher (reaching tool).

Motion to approve surplus property:

Commissioner Lorenz

Second:

Commissioner Kitch

Discussion:

After discussion it was decided to place the materials that needed to be surplused on the department reports and they could be approved as part of the department reports.

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Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

13 Updates:

Mrs. Cooper made the following updates:

Presented the board with a summary on the bond money

Landscaping Plan - the plan has been presented. Funding will have to be acquired.

The new street lights are up and look wonderful.

Commissioner Lorenz stated that it would be nice to have a banner saying "Welcome to Historic Downtown" on the wire by the daycare. After discussion it was decided to discuss the banner at the retreat. She also questioned the guide wire by the pole that was leaning. Mrs. Cooper noticed the guide wire too and has a call into Dickson Electric.

14 Old Business:

None

15 New Business:

15A (4) Way Stop on Main Street by the Church of Christ:

Mayor McLeroy requested that the (4) way stop on Main Street by the Church of Christ be placed on the agenda for the March meeting.

Commissioner Schippers asked about having a road count done and was told that it had already been done.

15B Certificates for the out-going commissioners:

Motion to give the out-going commissioners a city flag and a certificate:

Commissioner Lorenz

Second:

Commissioner Schippers

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Discussion:

None

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

15C **Elected Officials Academy:**

Motion to appropriate \$450.00 for tuition only for Commissioners, Kitch, McLeroy and Schippers to attend the academy.

Commissioner Lorenz

Second:

Commissioner Kitch

Discussion:

None

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

15D **Approval of New Employer Contribution Rate for Retirement. The new rate will go into effect July 1, 2008:**

Motion to approve the new Employer Contribution Rate for Retirement of 6.65%.

Commissioner Schippers

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Second:

Commissioner Lorenz

Discussion:

None

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

15E Estimates for Oak Street Paving - Approval to Advertise:

Motion to approve bid advertisements:

Commissioner Lorenz

Second:

Commissioner Kitch

Discussion:

Mrs. Cooper stated that there was \$100,000.00 in the budget ear marked to pave Oak Street. She feels this will be enough to pave Oak Street , Spring Street and the ramp at Fire Station #1..

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

15F Award of Bids and Two Year Contracts:

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Roof Replacement Bid

Motion to reject all bids and rebid changing the specs to a less expensive roof.

Commissioner Kitch

Second:

Commissioner Lorenz

Discussion:

Mrs. Cooper stated that the town received (2) bids. One from Woodall for \$26,600 and from Elite Roofing for \$19,800. Both bids were over the amount budgeted.

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

Fireplace At Pavilion Bid

Motion for the City Manager to find a contractor.

Commissioner Lorenz

Second:

Commissioner Kitch

Discussion:

Mrs. Cooper stated that the town received no bids and asked to proceed with finding a contractor to do the job.

Mayor McLeroy asked Mrs. Cooper to the public the Park grant.

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

Park Trail

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Motion to declare Bowers Excavating the low bidder and award the bid.
Commissioner Lorenz

Second:
Commissioner Kitch

Discussion:
Mrs. Cooper stated that the town had received (2) bids. One from Bowers Excavating for \$16,200 and the other from Tritschler's Landscaping for \$56,790.00.

Mayor McLeroy asked Mrs. Cooper to the public the Park grant.

Mrs. Tritschler explained why their bid was so much higher than the other bid and there were several comments from other people in the audience.

City Attorney, Larry Craig told Mayor McLeroy that these bids were not up for discussion because they were sealed bids and suggested that he stop comments from the public.

Those in favor of the motion:
Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:
None

The motion passed / failed:
Passed

HVAC Replacements

Motion to award the bid to Total Comfort:
Commissioner Kitch

Second:
Commissioner Lorenz

Discussion:
Mrs. Cooper state that the town had received (1) bid from Total Comfort for \$14, 680.00. The town has \$15,500 budgeted.

Those in favor of the motion:
Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:
None

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The motion passed / failed:

Passed

Paving and Repair Contract

Motion for the City Manager to proceed with locating a contractor and bring back in the March meeting.

Commissioner Schippers

Second:

Commissioner Lorenz

Discussion:

Mrs. Cooper stated that the town received no bids and requested permission to locate a contractor.

Mayor McLeroy asked her to target locals.

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

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Septic Tank Pumping

Motion to defer to the March meeting.

Commissioner Lorenz

Second:

Commissioner Schippers

Discussion:

Mrs. Cooper stated that the town received (2) bids.

Reeves Septic - Residential \$175 and Commercial \$185

Elitte Septic - Residential \$185 and Commercial \$200

Mrs. Cooper stated that after the bid openings the town received a letter from Mr. Reeves' insurance company stating that it had been canceled. We do not know if it was in affect at the time of the bid opening.

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

Sewer Repair

Motion to declare Bowers Excavating as the low bidder and award the bid.

Commissioner Kitch

Second:

Commissioner Lorenz

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Discussion:

Mrs. Cooper stated that the town had received (4) bids.

Elite Septic

Bowers Excavating

Anderson

Myers

(See bid tabulations for breakdown)

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

General Construction - Equipment

Motion to declare Bowers Excavating as the low bidder and award the bid.

Commissioner Lorenz

Second:

Commissioner Schippers

Discussion:

Mrs. Cooper stated that the town had received (4) bids.

Tritschler's Landscaping

Bowers Excavating

Anderson

ACR

(See bid tabulations for breakdown)

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

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The motion passed / failed:

Passed

Mowing

Motion to declare Orman Lawn Care, LLC as the low bidder and award the bid.

Commissioner Kitch

Second:

Commissioner Schippers

Discussion:

Mrs. Cooper stated that the town had received (3) bids.

ACR Construction \$1,020 per mowing

Magnolia Landscaping \$720.00 per mowing

Orman Lawn Service \$705 per mowing

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

15G Discussion of Main Street Intersection:

City Engineer, Landel Bilbrey updated the commission on the following:

Main Street: The work remaining is paving, striping and the punch list. There is about a week of work if the weather holds up. The asphalt plants open around April 1st.

Oak Street to the Elementary School: They are making good progress. March 3rd they will be lowering the road to improve site distance. They will be wrapping up the end of April if the weather is permitting.

Mayor McLeroy stated that he and Commissioner Lorenz watched the intersection in front of city hall this morning. With the permission of the commission he would like to form a group of engineers, contractors and locals with expertise to address the intersection.

Commissioner Lorenz stated that she felt the reason people were swinging into the other lane was due to not concentrating because there are no

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Commissioner Lorenz stated that she felt if a group was formed that they should stick with contracted engineers and contracted contractors and the property owners.

Commissioner Corlew stated that he did not understand this undoing of things that had been passed and already done. The project had been engineered and discussed with the property owners. Water and Sewer lines would have to be moved. There have been no accidents. This was a waste of time.

Landel Bilbrey stated that they worked with the best that they had with the existing restraints.

Mayor McLeroy asked if the sidewalk and curbing were in the original plans. He was told no. The change came about when the town, property owners, contractors, and Lu, Inc. tried to work out a solution. The curb was raised to discourage traffic from pulling over the sidewalk.

Mayor McLeroy stated that it was a mistake to build the intersection to accommodate Lu, Inc., they could sell out and someone bigger could come in.

Landel Bilbrey stated that you could probably pull the radius back but that would need to be studied and it would depend on how much money you would want to spend.

Commissioner Lorenz stated that we need to look at the deep ditch at the side of the meeting hall. There is no shoulder and is dangerous when backing out of the parking area. Mrs. Cooper said that was being addressed.

Motion to meet with the contracted engineers, contracted contractors and property owners.

Commissioner Kitch

Second:

Commissioner Schippers

Discussion:

None

Those in favor of the motion:

Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

Corlew

The motion passed / failed:

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Passed

16 Planning Commission Update

Mrs. Cooper stated that there was discussion about a Design Review Ordinance, which the town of Pegram is presently working on. The board is watching to see what they do with the ordinance

Continuing Education certificates were handed out to the members.

David Clark has served on the planning commission since 1988 and has decided to give up his seat. The February meeting was his last meeting.

17 Other:

Mrs. Cooper reminded everyone about Leap Fest on Feb. 29th and March 1st.

Mayor McLeroy thanked Laurie and staff for their hard work on Leap Fest and Dale Graham for all the advertisement. He encouraged everyone to come down.

Mrs. Cooper stated that the town had received a grant from the state for a large tent. The grant was for \$7,500 and was not a matching grant. Senator Kurita will be here next month to present the grant.

Mayor McLeroy suggested that Mrs. Cooper and Brandy Miniati, Park Director set the prices for the flags.

Commissioner Lorenz addressed concerns about the proceeds of the sale of the nursing home. County Commissioner, David McCullough stated that the county received 1.3 million dollars from the sale. A portion of the proceeds will be used to pay off debt and \$800,000 to the Pleasant View Utility District to extend the sewer to exit #31. There is potential for a lot of sales tax revenue. He also stated that he had no idea how much the FEMA litigation was going to cost.

Mayor McLeroy suggested that they discuss the proceeds at the retreat.

Motion to give David Clark a city flag and certificate for his years of service on the Planning Commission.

Commissioner Lorenz

Second:

Commissioner Schippers

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Discussion:

None

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

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18 Meeting adjourned:

Motion to adjourn the meeting.

Commissioner Schippers

Second:

Commissioner Kitch

Discussion:

None

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

19 Signatures:

Mayor, John McLeroy _____

Recorder, Debbie K. Finch _____